

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, SEPTEMBER 22, 2015  
1:30 P.M. CITY COUNCIL CHAMBER  
(CITY HALL 1E07)**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, SEPTEMBER 22, 2015 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. UNFINISHED BUSINESS:**

- 1. ZONING DOCKET 069/15 – Request by JACK PROPERTIES, LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premise and off-premise consumption at a restaurant in a B-1 Neighborhood Business District, on Square 1397, Lots Pt. N or Pt. M, or N, in the Third Municipal District, bounded by Desire, Law, Piety, and North Dorgenois Streets. The municipal address is 2540 DESIRE STREET. (PD 7) (BD) (DEFERRED FROM AUGUST 25, 2015 CITY PLANNING COMMISSION MEETING)**

### **B. NEW BUSINESS:**

- 1. ZONING DOCKET 083/15 – Request by THE SAINT CHARLES AVENUE CONDOMINIUMS LLC for a Conditional Use to permit a multiple-family residential structure with a height up to 60 feet in an RM-2A Multiple-Family Residential District, on Square 213, Lots A and B or Lots 1-4 and a portion of Lot 5, in the Fourth Municipal District, bounded by St. Charles Avenue and First, Second and Prytania Streets. The municipal addresses are 2400-2416 SAINT CHARLES AVENUE. (PD 2) (LM)**

2. **ZONING DOCKET 084/15** – Request by THE CITY OF NEW ORLEANS for a Conditional Use to permit governmental buildings (a natatorium and a police station), in a RD-2 Two-Family Residential District, on the entirety of Square 21, in the Sixth Municipal District, bounded by Broadway, Edinburgh, Audubon and Olive Streets. The municipal address is 3411 BROADWAY STREET. (PD 4) **(NJ)**
3. **ZONING DOCKET 085/15** – Request by 225 STATE STREET, LLC for a Conditional Use to permit a multiple-family residence in excess of 25,000 square feet in an MS Medical Service District, on Square 4, Lots V, U1, U3, U6, U-7, K1, L1, M1, X1 and J1 or J2, in the Sixth Municipal District, bounded by State, South Front, Alonzo and Tchoupitoulas Streets. The municipal addresses are 201-235 STATE STREET, 5944-5956 TCHOUPITOULAS STREET AND 5947-5977 SOUTH FRONT STREET. (PD 3) **(DA)**
4. **ZONING DOCKET 086/15** – Request by DOWNMAN PLACE LLC for a Conditional Use to permit the sale of alcoholic beverages at a gas station for off-premise consumption, in a C-1 General Commercial District and an Eastern New Orleans Urban Corridor District overlay, on an undesignated square, Lot E, in the Third Municipal District, bounded by Chef Menteur Highway and Downman, Jourdan and Dwyer Roads. The municipal address is 5855 CHEF MENTUER HIGHWAY. (PD 9) **(SK)**
5. **ZONING DOCKET 087/15** – Request by VIA LATROBE LLC for a Conditional Use to permit a mixed-use development containing multiple-family residential units and commercial units including a brewery in an LI Light Industrial District, on the entireties of Squares 143 and 169, in the Third Municipal District, bounded by Montegut, Chartres, Press and Dauphine Streets. The municipal addresses are 2940 AND 2941 ROYAL STREET AND 1 PRESS STREET. (PD 7) **(AB)**
6. **ZONING DOCKET 088/15** – Request by THE PARKWAY APARTMENTS LLC for an MUPC Mixed-Use Planned Community District in a C-1A General Commercial District, on the entirety of Square 133, in the Sixth Municipal District, bounded by Washington Avenue, Jefferson Davis Parkway, and Erato, South Clark, and Clio Streets. The municipal addresses are 4650 WASHINGTON AVENUE AND 1275 SOUTH JEFFERSON DAVIS PARKWAY. (PD 4) **(SL)**
7. **ZONING DOCKET 089/15** – Request by 609 JACKSON LLC for an MUPC Mixed-Use Planned Community District in an RO General Office District, on the entirety of Square 66, in the Fourth Municipal District, bounded by Jackson Avenue and Chippewa, Josephine and Saint Thomas Streets. The municipal addresses are 609-625 JACKSON AVENUE AND 600 JOSEPHINE STREET. (PD 2) **(KB)**

8. **ZONING DOCKET 090/15** – Request by A WOMANS TOUCH PROPERTIES LLC for a Conditional Use to permit the sale of alcoholic beverages for on-premise consumption at a standard restaurant in a B-1A Neighborhood Business District, on Square 140, Lot B, in the First Municipal District, bounded by Thalia, Constance, Erato, and Magazine Streets. The municipal addresses are 1245 CONSTANCE STREET AND 1001-1005 THALIA STREET. (PD 2) (NK)
9. **ZONING DOCKET 091/15** – Request by INFINITY PETROLEUM LLC for a Conditional Use to permit the expansion of an existing gas station and to allow the sale of alcoholic beverages for off-premises consumption in a C-2 General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 678, Lots R, S, 9, 10 or S, R, C, P, 9, 10 and B Pts. 9 and 10 in the First Municipal District, bounded by Tulane Avenue, South Jefferson Davis Parkway, and D’Hemecourt and South Rendon Streets. The municipal addresses are 3325-3327 TULANE AVENUE. (PD 4) (VM)

**C. ZONING/PLANNING MATTERS:**

1. **SUBDIVISION DOCKET 091/15** – Request by SAINT CHARLES AVENUE CONDOMINIUMS, LLC to re-subdivide Lots A and B into Lot A1, Square 213, Fourth Municipal District, bounded by Saint Charles Avenue and First, Second, and Prytania Streets. The municipal addresses are 1540 First Street and 2400–2416 Saint Charles Avenue. (PD 2) (LM)
2. **2016-2020 CAPITAL IMPROVEMENT PLAN (CIP) – DRAFT** – To consider the draft plan for recommended capital expenditures for the five year period from 2016 through 2020. (LM)
3. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (SK)

**OTHER PLANNING MATTERS:**

- A. Adoption of minutes of the September 8, 2015 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk